

LOT 1A, BLOCK 6/1500
CVS LEMMON DOUGLAS
INST. NO. 20160022450
O.P.R.D.C.T.

JOHNSON FOUR
CORNERS, LTD.
V. 98002, P. 1796
O.P.R.D.C.T.

20' ALLEY

60.00'

RBS BROWN
DEVELOPMENT, LP
INST. NO. 201500269263
O.P.R.D.C.T.

60.00'

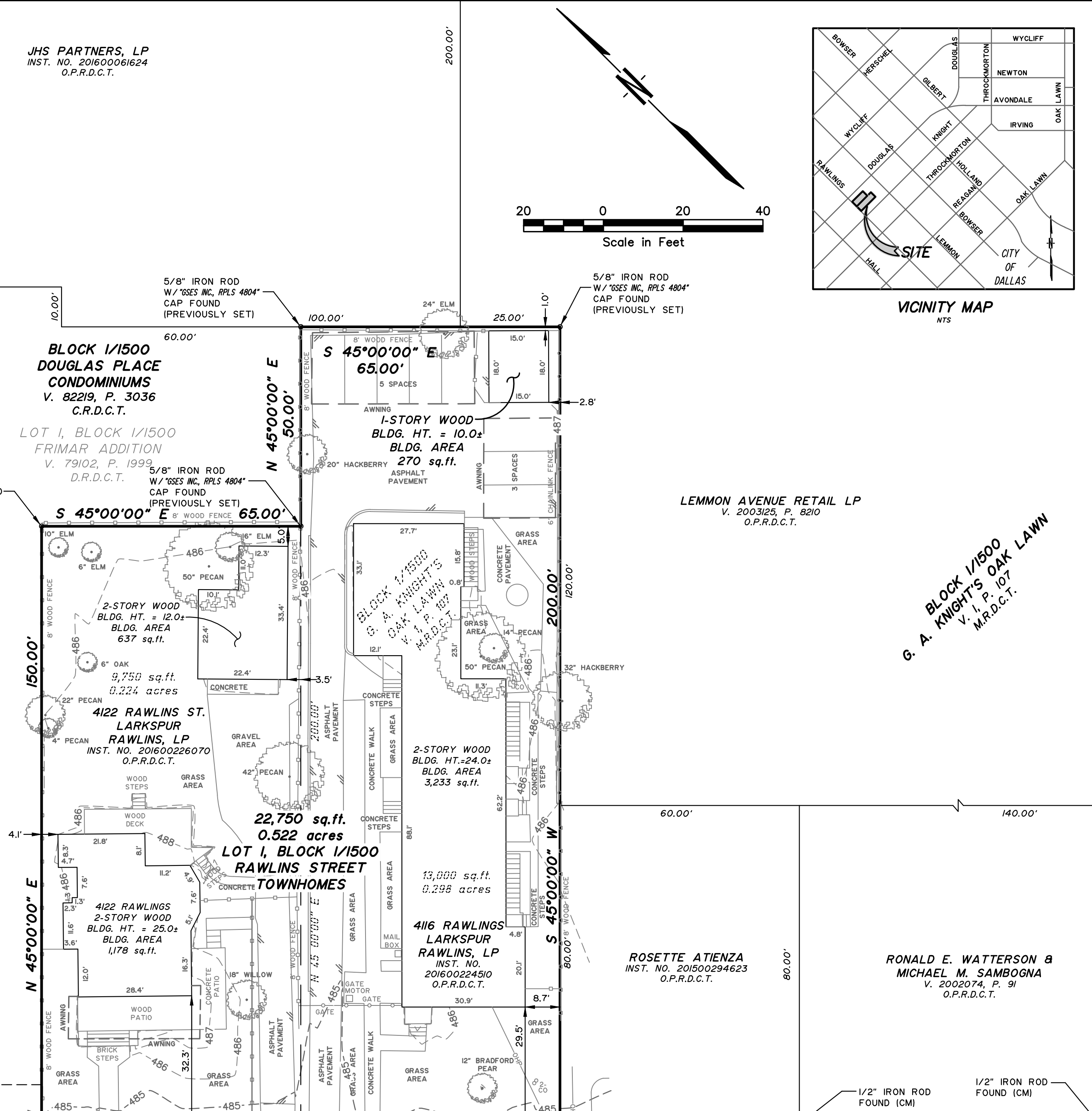
BLOCK 6/1500
TILLERS' SUBDIVISION
V. P. 351
M.R.D.C.T.

LOT 16

RBS & RAYL
PROPERTIES, L.L.C.
INST. NO. 201600014686
O.P.R.D.C.T.

DOUGLAS AVENUE
(60' PUBLIC RIGHT-OF-WAY)
(V. I. P. 107, M.R.D.C.T.)

FRIMAR ADDITION
V. 79102, P. 1999
D.R.D.C.T.



KNIGHT STREET
(60' PUBLIC RIGHT-OF-WAY)
(V. I. P. 107, M.R.D.C.T.)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Larkspur Rawlins, LP is the owner of a 0.522 acre tract of land situated in the William Grigsby Survey, Abstract No. 501, and being a part of City of Dallas Block 1/1500, G.A. Knight's Oak Lawn, an addition to the City of Dallas, Texas according to the map or plat thereof recorded in Volume 1, Page 107, Map Records, Dallas County, Texas; said 0.522 acre tract also being two tracts conveyed to Larkspur Rawlins, LP by General Warranty Deeds recorded in County Clerk's Instrument No. 20160022450 and Instrument No. 201600226070, Official Public Records, Dallas County, Texas; said 0.522 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a point at the west corner of Block 1/1500, Douglas Place Condominiums, a condominium in the City of Dallas, Dallas County, Texas according to the Declaration recorded in Volume 82219, Page 3036, Condominium Records, Dallas County, Texas; said point also being at the intersection of the southeast right-of-way line of Douglas Avenue (60 feet wide) and the northeast right-of-way line of Rawlins Street (60 feet wide);

THENCE, South 45 degrees 00 minutes 00 seconds East, with said northeast right-of-way, a distance of 65.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC, RPLS 4804" found for the west corner of said 0.522 acre tract; said point also being the southernmost south corner of said Douglas Place Condominiums; said point also being the POINT OF BEGINNING;

THENCE, with the common line of said 0.522 acre tract and Douglas Place Condominiums, the following metes and bounds;

North 45 degree 00 minutes 00 seconds East, leaving said northeast right-of-way line, a distance of 150.00 feet to a 1/2-inch iron rod found for the westernmost north corner of said 0.522 acre tract;

South 45 degrees 00 minutes 00 seconds East, a distance of 65.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC, RPLS 4804" found for an interior corner of said 0.522 acre tract; said point also being at the northernmost south corner of said Douglas Place Condominiums;

North 45 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC, RPLS 4804" found for the easternmost north corner of said 0.522 acre tract; said point also being the easternmost east corner of said Douglas Place Condominiums; said point also being on the southwest line of a tract of land conveyed to JHS Partners, LP by Warranty Deed recorded in County Clerk's Instrument No. 201600061624, Official Public Records, Dallas County, Texas;

THENCE, South 45 degrees 00 minutes 00 seconds East, with the northeast line of said 0.522 acre tract passing, at a distance of 40.00 feet the south corner of said JHS Partners tract; said point also being the northernmost west corner of a tract conveyed to Lemmon Avenue Retail, LP by Warranty Deed recorded in Volume 2003125, Page 8210, Official Public Records, Dallas County, Texas; continuing, in all, a total distance of 65.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC, RPLS 4804" found for the east corner of said 0.522 acre tract;

THENCE, South 45 degrees 00 minutes 00 seconds West, continuing, with the common line of said Lemmon Avenue Retail tract and 0.522 acre tract, passing, at a distance of 120.00 feet a point at the southernmost west corner of said Lemmon Avenue Retail tract; said point also being the north corner of a tract of land conveyed to Rosette Atienza by Warranty Deed recorded in County Clerk's Instrument No. 201500294623, Official Public Records, Dallas County, Texas; continuing, in all, a total distance of 200.00 feet to a 1-inch iron rod found for the south corner of said 0.522 acre tract; said point also being the west corner of said Atienza tract; said point also being on the said northeast right-of-way line of Rawlins Street;

THENCE, North 45 degrees 00 minutes 00 seconds West, with said northeast right-of-way, passing at a distance of 65.00 feet, a 1/2-inch iron rod found (leaning); continuing, in all, a total distance of 130.00 feet to the POINT OF BEGINNING;

CONTAINING, 22,750 square feet or 0.522 acres, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, LARKSPUR RAWLINS, LP, acting by and through its duly authorized agent, Carl Anderson, does hereby adopt this plat, designating the herein described property as RAWLINS STREET TOWNHOMES, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas this the _____ day of _____, 2016.

Carl Anderson
Larkspur Rawlins, LP

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Carl Anderson, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T.
- M.R.D.C.T.
- INST. No.
- V.
- P.
- CM
- CONTROLLING MONUMENT

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2016.

RELEASED 8/17/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the northeast right-of-way line of Rawlins Street, assumed bearing North 45 degrees 00 minutes 00 seconds West, according to the plat of G. A. Knight's Oak Lawn recorded in Volume 1, Page 107, Map Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create one lot.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing buildings to be removed.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
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OWNER:
LARKSPUR RAWLINS, LP
Attention: Carl Anderson
8111 Preston Road, Suite 610
Dallas, Texas
75225
Phone: 214-443-1922

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

SHEET 1 OF 1
PRELIMINARY PLAT
RAWLINS STREET TOWNHOUSES
LOT 1
BLOCK 1/1500
A PORTION OF
BLOCK 1/1500
G. A. KNIGHT'S OAK LAWN
VOLUME 1, PAGE 107, M.R.D.C.T.
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-279

Gonzalez & Schneeberg
engineers ■ surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax: (972) 516-8901
TX ENGINEERING FIRM REG. NO. F-3378 TX SURVEYING FIRM REG. NO. 100752-00
SCALE DATE PROJ. NO. DWG. NO.
1" = 20' AUGUST, 2016 6535-16-07-05 6535 preplat.dwg